



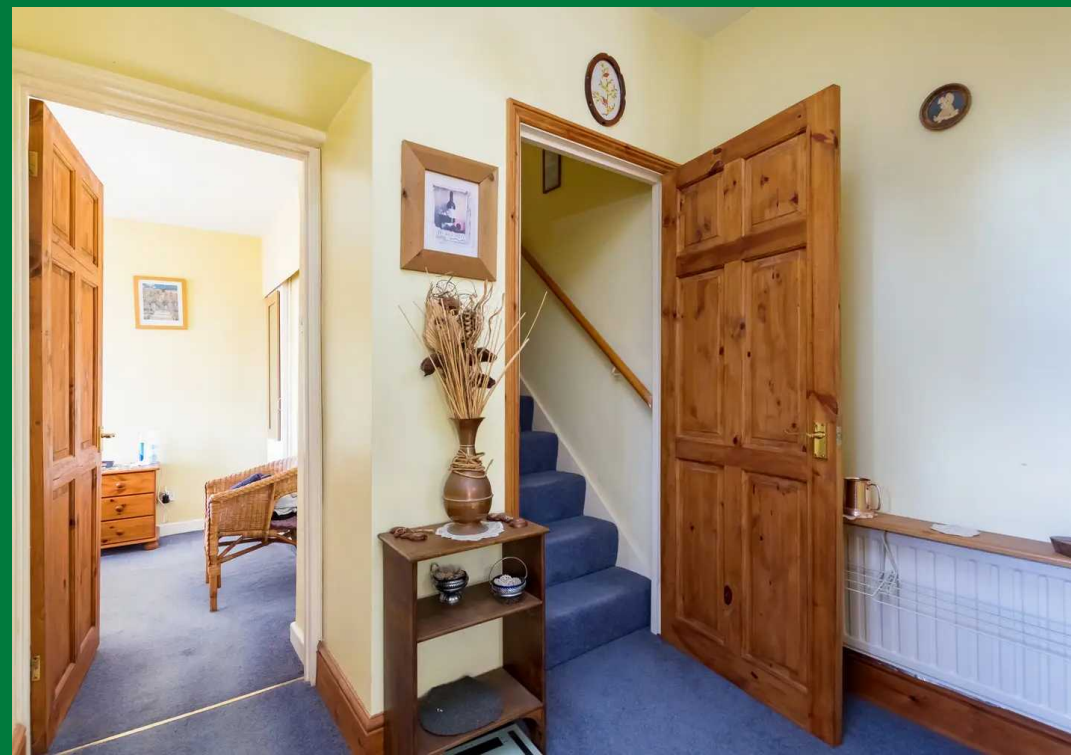
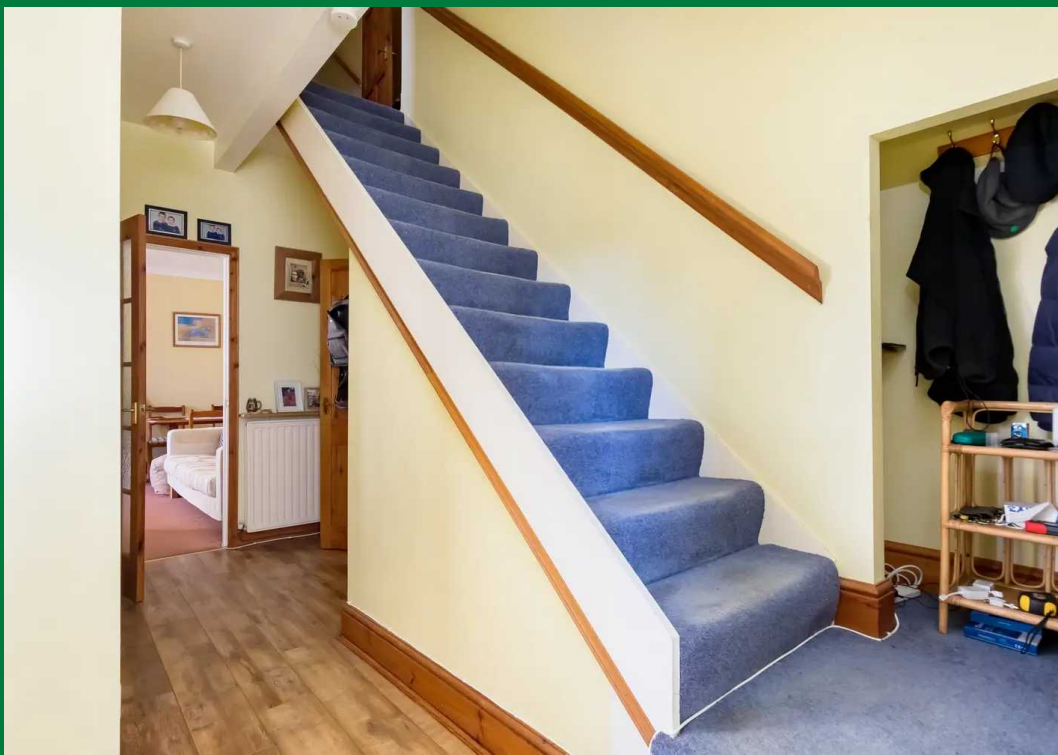
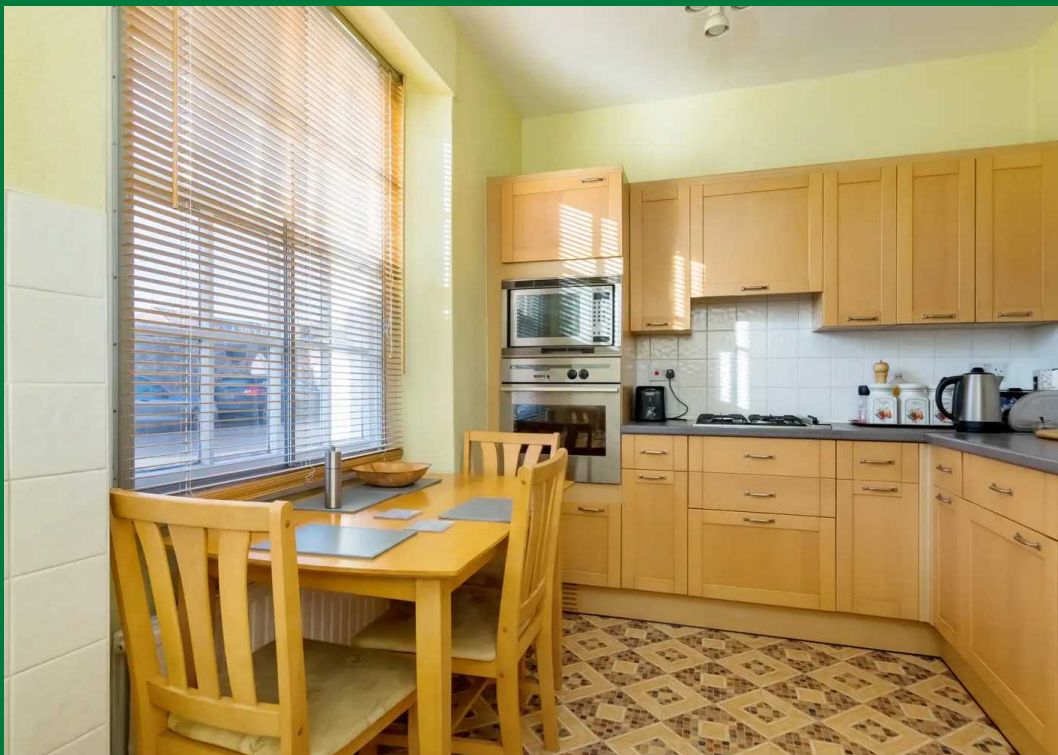
COUNTRY
PROPERTY



4 Southend House, Sodbury Road

Wickwar

£259,950



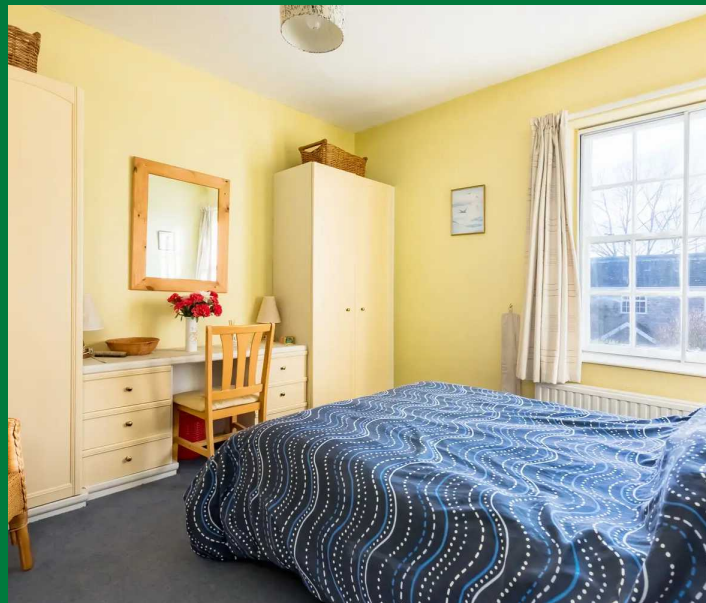
4 Southend House, Sodbury Road

Wickwar, GL12 8PG

Spacious three storey Victorian house with garage and low maintenance patio garden. Occupying the South facing wing of a historic former burgess house, this Grade II listed property is something quite different.

The end of terrace cottage enjoys a sunny aspect and feels light and airy inside. On the ground floor, accommodation includes porch, entrance hall, kitchen and living room; on the first floor you'll find 2 bedrooms and family bathroom, with the 3rd bedroom located on the top floor - enjoying some pretty nice local views over roof tops and the South End of Wickwar High Street. Central heating system via gas combi boiler. Outside is seating area to the side of the porch, gravelled area to the rear of the property, then the single garage sits in a block nearby, with an off road parking space in front of it, plus a single garage with a low maintenance garden area behind. Offered for sale with no onward chain.

- 3 Bedrooms & Bathroom
- Kitchen
- Living Room
- Low Maintenance Garden
- Grade II Listed
- Village Location





Wickwar

Wickwar is a semi-rural village which centres around an historic High Street, with activities in the area known to pre-date 1500. Situated 7 miles due North of Chipping Sodbury, it is particularly well placed with easy access to M5 J14 and M4 J18 for Bath. The village has a great community spirit with local football team and other clubs. Village shops, including a coffee shop/deli, social club, hairdressers, and the renowned 'Outstanding' Alexander Hosea primary school just a short walk away from the property. Under a 10 minute drive is Waitrose Chipping Sodbury, Yate Shopping Centre, and Wotton-under-Edge. The well respected Katharine Lady Berkeley secondary school is in the next village of Kingswood, Wotton-Under-Edge. Finally, miles of beautiful country walks are right on the doorstep.



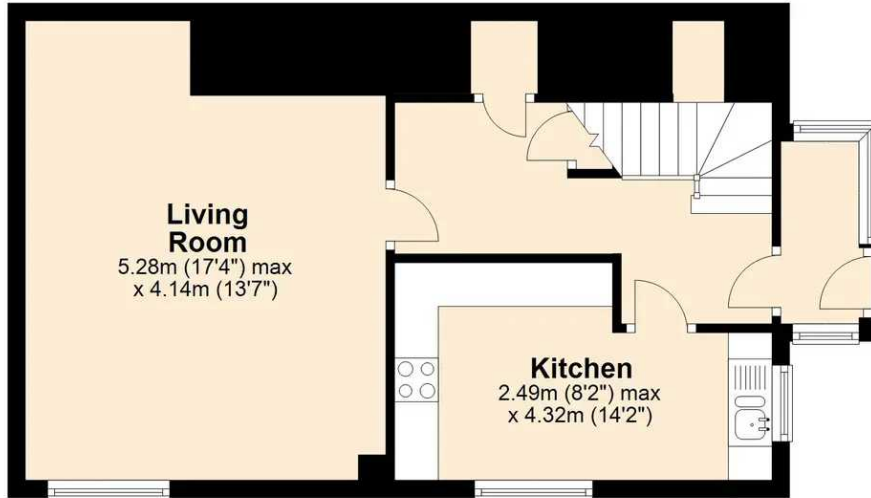
Spacious three storey Victorian house with garage and low maintenance patio garden. Occupying the South facing wing of a historic former burgess house, this Grade II listed property is something quite different. Council Tax band: C

Tenure: Freehold



Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.7 sq. feet)



Total area: approx. 100.9 sq. metres (1086.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This plan includes only the main rooms and does not include
any external areas or outbuildings.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk